

MINUTES
GREEN BAY PLAN COMMISSION
Monday, April 22, 2013
City Hall, Room 604
6:00 p.m.

MEMBERS PRESENT: M. Conard–Chair, L. Queoff–Vice-Chair, S. Bremer, T. Gilbert, J. Reck, T. Duckett, and J. Wiezbiskie

MEMBERS ABSENT: None

OTHERS PRESENT: R. Strong, N. Sparacio, M. Lizotte, C. Mortara, L. Beyer, J. Ehrfurth, Steve Brauer, Sharon Brauer

APPROVAL OF MINUTES:

Approval of the minutes from the March 25, 2013, Plan Commission meeting

A motion was made by L. Queoff and seconded by T. Gilbert to approve the minutes from the March 25, 2013, Plan Commission meeting. Motion carried.

COMMUNICATIONS:

1. Request of Ald. Nicholson to review and amend Chapter 13-519(f)

A motion was made by T. Gilbert and seconded by J. Wiezbiskie to refer to staff the request of Ald. Nicholson to review and amend Chapter 13-519(f). Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

2. (PP 13-01) Discussion and action on the request of the Fox-Wisconsin Heritage Parkway organization for the City of Green Bay to issue a formal resolution in support of their group and their efforts along the Fox and Wisconsin River corridors

N. Sparacio gave the staff report and recommendation. The request is to approve a municipal support resolution for the Fox-Wisconsin Heritage Parkway.

Michael Lizotte, 2339 Hickory Lane, Oshkosh – The Fox-Wisconsin Heritage Parkway is a grassroots, community-driven, non-profit organization. Its dedication is to promote history, improve access, and preserve the future of the Fox and the lower Wisconsin Rivers. The Board is made up of volunteers coordinating to reach its goals. It supports property owners' rights to use their property any way they decide. This is not a regulatory agency, and there is no federal oversight. The goal is to enhance and promote regional heritage. Benefits will be to increase use of the rivers, reconnect communities with their waterways, and related economic development.

T. Duckett asked if the lock system stands in the way of promoting the region as a waterway.

Candice Mortara, 1301 N. Briarcliff Drive, Appleton – She responded it was actually an asset because it is one of only two hand-operated lock systems in the country. Once it is rehabilitated, it will be wonderful as a navigation item and heritage piece.

M. Conard said the requested municipal membership fee of \$150 is very reasonable and wonders how the amount was chosen and how the funds will be used. C. Mortara said the fees go towards planning. It will soon be directly spent on projects.

T. Duckett asked if the responsibility to maintain any project sites, kiosks, etc. would be the municipality's or the Fox-Wisconsin Heritage Parkway organization. M. Lizotte said the organization is hoping to partner with the municipalities to ensure that all sites are attractive and cohesive.

J. Wiezbiskie asked if the Park Committee has been notified of this request and seems to be a larger stakeholder than the Plan Commission. N. Sparacio said that the Parkway group actually contacted the Parks Department initially, and Parks felt it was more of a regional and long-range planning issue. The Parks Department asked that to the item be brought before the Plan Commission on that basis.

J. Wiezbiskie said it was not brought before the Park Committee to his knowledge. C. Mortara said the first meeting she attended was with the Mayor and the Parks Director. The second was with the Mayor and the Chief of Staff. Then it was decided the Plan Commission should be introduced to the organization. She would be more than happy to do whatever is necessary to include all of the appropriate departments of the City for approval.

R. Strong clarified that the Plan Commission is the appropriate board to provide support to the organization because the entire corridor is involved – industrial uses, shipping, recreational boating, downtown, the airport, etc.

A motion was made by T. Duckett and seconded by S. Bremer to revise bullet #8 of the draft resolution to read “visitors” rather than “tourism”, recommend Council approval of the amended resolution supporting the Fox-Wisconsin Heritage Parkway, and refer the resolution to the Park Committee for additional consideration. Motion carried.

3. (ZP 13-10) Discussion and action on the request to rezone 311 N. Maple Avenue from Varied Density Residential (R3) to Highway Commercial (C2) submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, LLC on behalf of U.S. Oil Co., Inc., property owner (Ald. Boyce, District 7)

N. Sparacio gave the staff report and recommendation. The Comprehensive Plan shows commercial uses for the subject area, so this request to rezone to C2 is very consistent with the Comprehensive Plan. Rezoning to C2 will also be beneficial by eliminating an isolated parcel of R3 zoning. While a rezoning can be approved without knowing the specifics of the intended future use, the future intent is known in this case due to the site plan that has been submitted.

The site plan shows that the intent is to add parking and a driveway to the existing gas station site. They would be required to maintain a 15-foot landscape buffer strip along the north end which faces the neighborhood. There will be trees, shrubs, and a 6-foot wooden fence in the buffer area. The site plan also shows the addition of a dumpster enclosure constructed of wooden fencing, which will help improve the aesthetics of the site. One issue with the site plan is that the Zoning Code prohibits the placement of multiple two-way driveways in such close proximity to each other – they must be at least 200 feet apart on the same parcel. There are a few options to solve that problem, so this will be addressed in the site plan review process.

Notification was provided to surrounding property owners. Staff received one phone call from an interested party who lives across Dousman Street to the south. After learning more about the intended site improvements, this individual had no objections to the proposed rezoning. Alderperson Boyce was also contacted and did not have any issues with the rezoning at that time. Staff is recommending approval of the requested rezoning.

M. Conard asked who will be parking on this site. N. Sparacio said it will mainly be employee parking, which is lacking currently, but there will also be a balance of customer parking.

Lorie Beyer, 425 Better Way, is representing the Express gas station and stated that team members currently park to the left. Today there are two stalls and one handicap stall. The only entrance is the front of the building. It will remain that way. Customers used to park on Maple Avenue, but that has recently been made a no-parking zone.

L. Queoff asked if there is a time of day when traffic is busy on Maple Avenue with the school being right across the street. L. Beyer said that was the reason parking was removed from that side of the street.

N. Sparacio said that the functional classification of North Chestnut is a local street, so the normal traffic levels should not be a conflict for these driveway access points. There are probably peak times of traffic when school starts and ends where conflicts are more likely. Possible solutions are to eliminate one of the two driveways, or to identify the two drives as one-way in and out so that turning movements can be better anticipated. The school was notified of the request.

S. Bremer asked for more details on the landscape buffer and for the opinion of the neighboring property owner.

Joel Ehrfurth, 211 N. Broadway – He said a fence is being proposed, along with trees and other shrubs to enhance the buffer. The trees shown are autumn blaze maples, which are fast-growing and are about 6 feet tall when planted.

Steve Brauer and Sharon Brauer, 321 N. Maple Avenue – They are the neighboring property owners to the north of the subject parcel. They are pleased to see what is being proposed and requested that the fence be moved back some from the property line and for landscaping to soften the view of the fence. They asked what type of fence will be built.

J. Ehrfurth said the proposed fence is board-on-board (wooden) fencing. They are limited somewhat to where the fence can be located but will work with the Brauers to discuss the details of the landscape buffer.

A motion was made by S. Bremer and seconded by J. Wiezbiskie to approve the request to rezone 311 N. Maple Avenue from Varied Density Residential (R3) to Highway Commercial (C2) on the basis that the rezoning reflects the Comprehensive Plan future land use and eliminates a small isolated area of R3 zoning. Motion carried.

OTHER:

Director's Update on Council Actions

R. Strong said City Council approved both final readings for Plan Commission items. City Council will be meeting only once per month in months June, July, August, and September. Plan Commission meetings should be adjusted accordingly.

SUBMITTED PETITIONS: (for informational purposes only)

(ZP 13-09) Request to rezone 860 Elmore Street from Low Density Residential (R1) to Varied Density Residential (R3) submitted by Xinhua Wei, property owner (Ald. Boyce, District 7)

A motion was made by L. Queoff and seconded by T. Gilbert to adjourn. Motion carried.

Meeting adjourned at 6:56 p.m.